



19 Lissel Road  
Milton Keynes, MK6 3AX



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

## "Panini House"

Situated in the highly desirable and picturesque village of Simpson, this stunning three bedroom detached residence boasts generous proportions, off road parking and a south facing garden making this an ideal village retreat!

Conveniently located with walking distance to The Plough pub and countryside walks are on the doorstep. Charles Warren Academy primary school is also just around the corner and driving links provide easy access into Milton Keynes and Bletchley.

Beautifully appointed and spacious entrance hall boasting tiled flooring, stairs flowing up to the first floor landing and access to the Guest WC.

Guest WC comprising ceramic tiled flooring, a wall mounted radiator and a vanity enclosed wash hand basin.

Formal dining room with a solid wood flooring adding a touch of character, ample space for an eight-seater dining table and chairs and doors open through to the living room.

Impressive living room featuring a stunning wood burning stoves with a brick surround, a beautiful corner windows injecting natural light and overlooking the garden.

Light and airy conservatory enjoying a south facing aspect and French doors flow out to the patio area.

Country-style kitchen/breakfast room creating a cosy feel and comprising tiled flooring, a host of eye and base level units, work surfaces, a one and a half bowl sink, integrated ovens, a four ring induction hob, an integrated dishwasher and space for fridge/freezer.

Separate utility room with continued tiled flooring, eye and base level units, a stainless steel sink, space for a washing machine and a door out to the driveway.

First Floor Landing with access to the airing cupboard, a useful storage cupboard and the attic via a hatch with a drop down ladder.

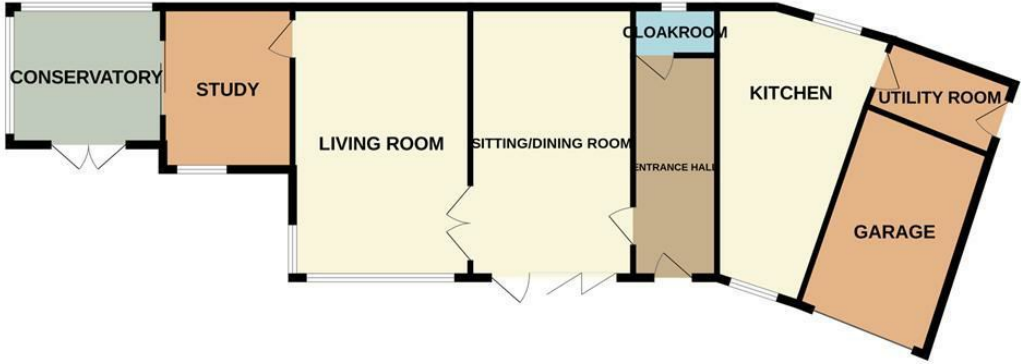
Main bedroom of a good size with windows injecting an abundance of natural light with access to the ensuite shower room and walk-in wardrobe.

Two further Bedrooms, both of which are double in size and one benefits from fitted wardrobe.

£630,000



GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





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